1877 SALE DEED

RELEVANT PARTICULARS

Consideration Rs. 15,93,000/-

Market value on which stamp duty paid Rs. 15.93,000/-

Stamp Duty Rs. 1,27,500/-

Avas Vikas Duty NIL

Total Stamp Duty Paid Rs.1,27,500/-

Main Locality Village Raipur, Pargana

Bhagwanpur

Locality Tehsil Roorkee, Hardwar District

Description of Property Industrial land measuring

> 1224.82 Sq.Mtrs. Raipur Sahakari Audyogic Kshetra. Baghwanpur, Tehsil Roorkee.

Distt. Haridwar

Kind of Property Industrial Area, Vill-Raipur,

Circle rate Circle Rate Rs. 1300/- per Sq.Mtr.

Total Value of Cricle Rate Rs.

15,92,266/-

Distance from main road within of 100 Mtr. Of National

Highway No. 73

Name of the address of seller:

V.I.P. Polymers

Laneno.4. Jawalanagar

Saharanpur.

Name and address of Purchasers Vimal petrothin(P) L.T.D

B2553D.S.I.D.C.

IndustrialParkNarela Delhi

110040

Number of Stamp sheets 18

Attested Photographs of Seller and Buyer by Mr. Pankaj Kumar Advocate, Civil Court, Roorkee

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RELEVANT PARTICULARS

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SALE DEED

This DEED OF SALE is made at Roorkee on this day April 1, 2008

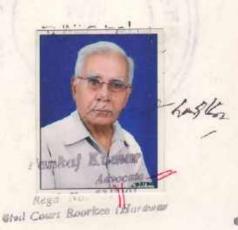
BY

V.I.P. Polymers Lane no. 4 Jawala nagar Saharanpur Through. Partner Shri Krishanlal Ĥrora H.U.F. S/0 Late Mala Ram Arora R/o Link road Jwalanagar Saharanpur & Shei Amrit lal Kumar S/0 Late Dawat Ram R/0 Lance No. 4 Jwala nagar Saharanpur.

IN FAVOUR OF

Vimal petrothin(p) L.T.D B 2553 D.S.I.D.C. Industrial Park Narela Delhi 110040 through Directorsri Subhash JainS/0 Late Shri D.R. Jain R/0- E 1/26 Sacter 7 Rohani Delhli.







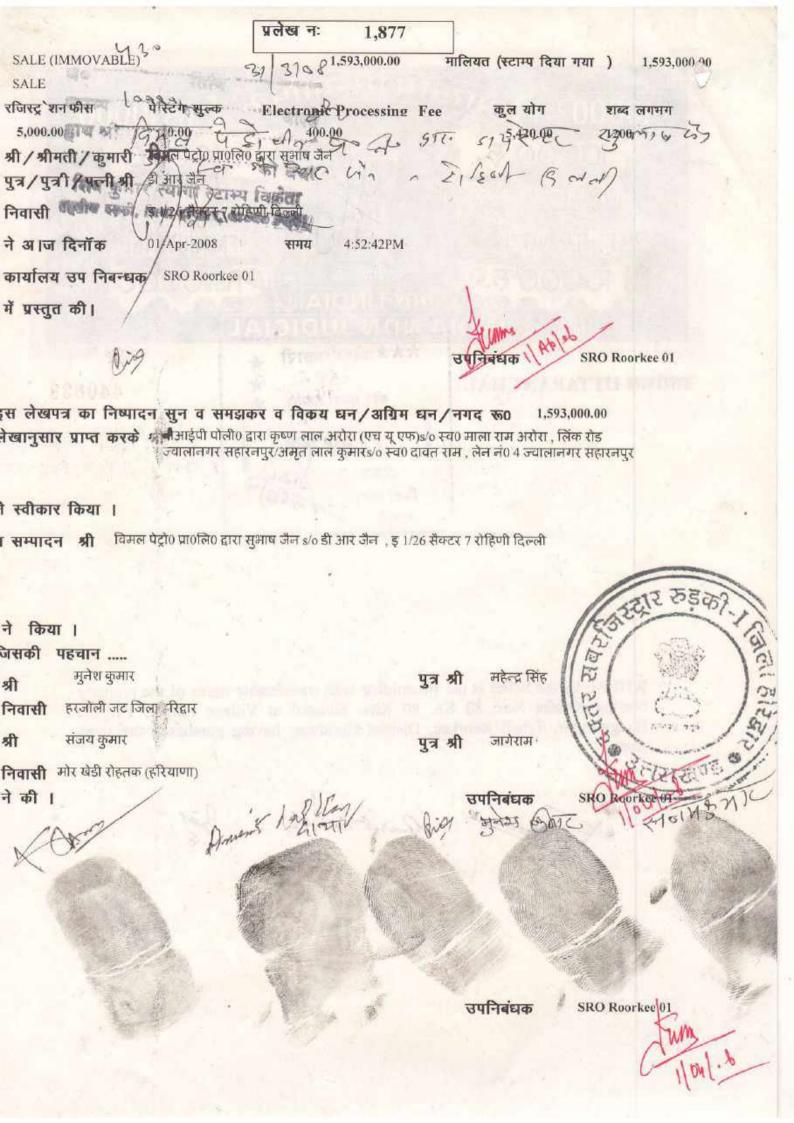
ELBOAR.





WHEREAS the Seller is the Bhumidhar with transferable rights of the property bearing Khasra Nos. 80 Ka, 80 Kha. Situated at Village Raipur, Pargana Bhagwanpur, Tehsil Roorkee, District Haridwar, having purchased the same from:

Amithalks Viel





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Adarsh Audypgic Evam Avasiya Swayat Sahkarita, 41-C/2, Rajpur Road, Dehradun. Who were the recorded bhumidhars with transferable rights of the mentioned property through registered sale deeds in the office of the subregistrar Roorkee and the Seller is in peaceful possession thereof having perfect marketable title and unrestricted and unfettered rights to transfer the same.

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AND WHEREAS the Seller has agreed to sell to the purchaser, land bearing Plot no. IP 15A Measuring 1224.82 Sq. Mt Rajpur Sahakari Audyogic Kshetra, Village Raipur, Pargana Bhagwanpur, Teshil Roorkee, District Haridwar.

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AND WHEREAS the aforesaid property is free from all encumbrances, charges, liens, demands etc. and there is no dispute of litigation relating to the aforesaid property.

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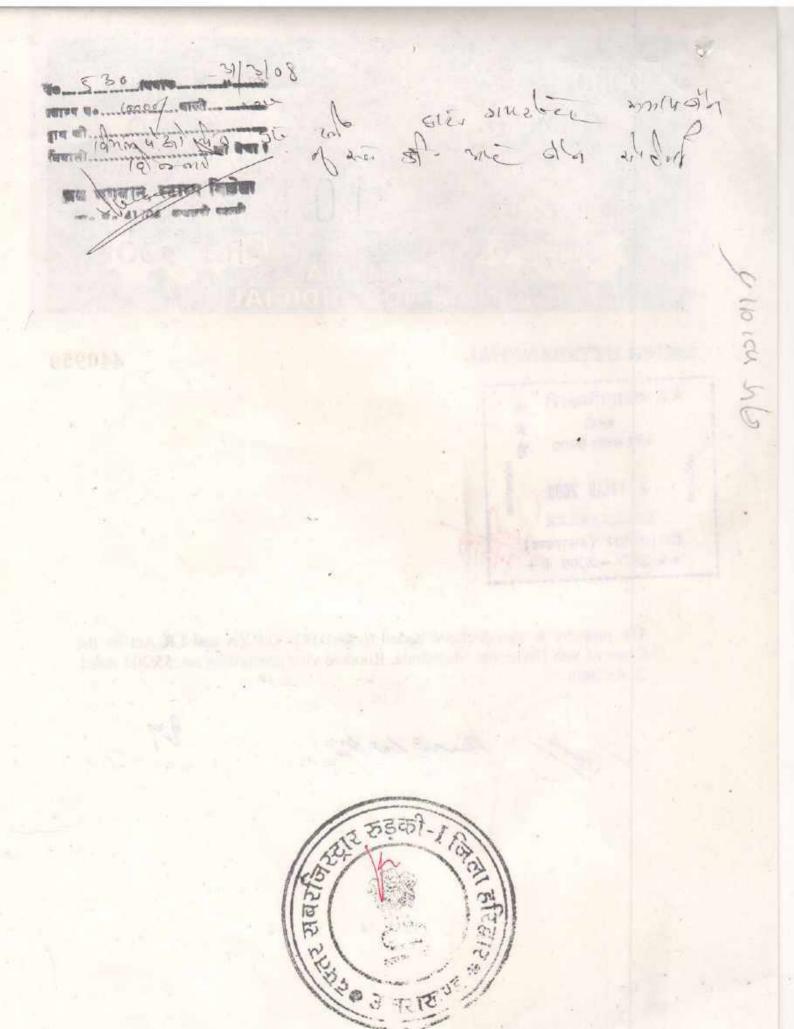


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AND WHEREAS the aforesaid property is situated within the Industrial Area and the Seller has got a lay out Map No. SIDA/RSAK/02/2005-06 sanctioned from SIDA Order no. 2/C.E.O/S.I.D.A./05 on 8/8/2005 and amended the layout Map No. SIDA/RSAK/02RFO-1/2006-07 vide letter no. 740/CEO/SIDA/06 dated 05-05-2006 & the seller has carried out developments in accordance with the layout.

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NOW THIS DEED WITESSETH AS UNDER:-

- That the total consideration of sum Rs. 15,93,000 (Rupees Fifteen Lacs Ninty Three Thousand only.) has been paid by the Purchaser to the Seller as per details given below
- (a) Rs. 10,93,000/- (Rs. Ten Lacs Ninty Three thousand) By Cash.
- (b) Rs. 5,00,000/- (Rs. Five Lack) vide Chaque No. 375758 dated 01-04-2008 Bank of India

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The receipt of the entire sale consideration, is hereby admitted and acknowledged and the Seller do hereby convey, transfer and assign ALL THAT property more fully described in the schedule given at the foot of this deed with all easements, privileges and rights attached therewith of reputed to be part thereof UNTO the Purchaser TO HOLD the said property as its absulute owner/Bhumidhar and to enjoy the same in any manner they may like without any let, hindrance, disturbance or interruption by the Seller of any person(s) claiming through or under him.

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2. That the Seller hereby further covenant with the Purchaser as under:-

a) That the said property is free from all sorts of litigations, disputes and liens etc. and the same is not subject matter of any proceedings of acquisition or requistion pending in any Court or Tribunal nor the same is subject matter of any Court attachment and the Seller has clear and subsisting title over the said property and has unrestricted right to transfer the same.

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b) That the Seller hereby assures the Purchaser that it will support all/any application made by the Purchaser for mutation of their name in the records of Tehsil relating to the property hereby sold.

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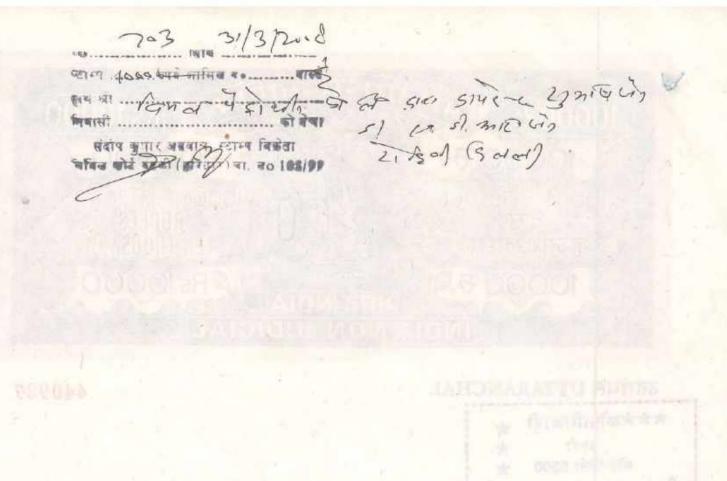
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c) That all revenues and dues in respect of the said property till the date of this sale deed shall be borne and paid by the Seller and hereafter by the Purchaser.

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d) That the Seller hereby covenants with the Purchaser that he has not done any act whereby the said property hereby sold is in anyway encumbered or affected. The property being hereby sold is in anyway encumbered or affected. The property being hereby sold is free from all encumbrances and there is on lien or charge thereon. There is also on dispute or litigation pending anywhere, relating to the said property.

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